



FILED

AUG 28 2025

HUGH NGUYEN, CLERK-RECORDER

BY: PC DEPUTY

CEQA NOTICE OF EXEMPTION

TO: Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

FROM: City of Brea
Community Development Department
1 Civic Center Circle
Brea, CA 92821

PROJECT TITLE/CASE NO.:

CONDITIONAL USE PERMIT NO. 2025-10: TYPE 47 LICENSE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT A NEW RESTAURANT (KOY RESTAURANT & BAR).

PROJECT LOCATION:

441 South Associated Road, Unit B, Brea, CA 92821

PROJECT DESCRIPTION:

To allow for the on-site sale and consumption of beer, wine, and distilled spirits with a request for determination of Public Convenience or Necessity in a new 697 square feet restaurant that is located in a Mixed-Use II Zone.

Name of Public Agency Approving Project:

City of Brea

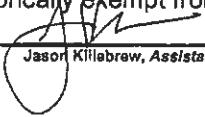
Project Applicant, Address, E-mail, Phone Number: Son Mai of Grand Salon & Spa, Inc
445 South Associated Road
Brea, CA 92821
son@maienterprise.com | 714-791-8707

Exempt Status: (Check one)

Ministerial
 Declared Emergency
 Emergency Project

Categorical Exemption (Sec. 15301)
 Statutory Exemption
 Other:

Reason why project is exempt: The Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures and facilities, involving negligible or no expansion of existing or former use. The Class 1 exemption applies to the Project because the proposed on-site sale and consumption of alcoholic beverages at the Project site is limited to adding an ancillary service to a restaurant use and does not include physical expansions or modifications of the building other than the planned tenant improvements. Therefore, the Project is categorically exempt from the provisions of CEQA.


Jason Killebrew, Assistant City Manager/Community Development Director

8/26/25

Date



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

[Print](#)

[Email](#)

[Save](#)

RECEIPT NUMBER:

30-08/28/2025-0636

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BREA	LEAD AGENCY EMAIL	DATE 08/28/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY		DOCUMENT NUMBER 202585000814
PROJECT TITLE		

CONDITIONAL USE PERMIT NO. 2025-10: TYPE 47 LICENSE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT A NEW RESTAURANT (KOY RESTAURANT & BAR).

PROJECT APPLICANT NAME SON MAI OF GRAND SALON & SPA, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 791-8707	
PROJECT APPLICANT ADDRESS 445 SOUTH ASSOCIATED ROAD	CITY BREA	STATE CA	ZIP CODE 92821

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

Exempt from fee

Notice of Exemption (attach)
 CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
 County documentary handling fee \$ 50.00 \$ _____
 Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE Paulina Cruz Deputy Clerk
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ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-08128|2025-0636

202585000814

FILED

August 28, 2025

HUGH NGUYEN

CLERK - RECORDER

By TH
Deputy clerk

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

CONDITIONAL USE PERMIT NO 2025-10: TYPE 47 LICENSE WITH A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AT A NEW RESTAURANT (KOY RESTAURANT & BAR)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 08/28/2025
Posted 08/28/2025 Removed _____
Returned to agency on _____
DEPUTY 409

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.